

B2100A (Form 2100A) (12/15)

United States Bankruptcy Court

George J Droste aka Geoarge Droste aka George Robert Droste,
Jr. aka George R Droste, Jr. aka George Robert Droste aka George R
In re Droste, _____, Case No. 17-32114-VFP
District Of New Jersey

TRANSFER OF CLAIM OTHER THAN FOR SECURITY

A CLAIM HAS BEEN FILED IN THIS CASE or deemed filed under 11 U.S.C. § 1111(a).
Transferee hereby gives evidence and notice pursuant to Rule 3001(e)(2), Fed. R. Bankr. P., of the
transfer, other than for security, of the claim referenced in this evidence and notice.

CTF Asset Management, LLC
Name of Transferee

WVUE 2015-1
Name of Transferor

Name and Address where notices to transferee
should be sent:
CTF Asset Management, LLC
c/o FCI Lender Servicer, Inc.
8180 E. Kaiser Blvd.
Anaheim Hills, California 92808

Court Claim # (if known): 6-1
Amount of Claim: \$366,448.88
Date Claim Filed: 03/09/2018

Phone: (800) 931-2424
Last Four Digits of Acct #: 9368

Phone: _____
Last Four Digits of Acct. #: 9368

Name and Address where transferee payments
should be sent (if different from above):

Phone: _____
Last Four Digits of Acct #: _____

I declare under penalty of perjury that the information provided in this notice is true and correct to the
best of my knowledge and belief.

By: /s/ Lauren M. Moyer, Esq.
Transferee/Transferee's Agent

Date: 02/12/2020

Penalty for making a false statement: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 & 3571.

CTF Asset Management, LLC
120 Tustin Ave, Suite C
Newport Beach, CA 92663
949-629-4396

April 18, 2019

George Droste
19 Yale Terrace
Belleville, NJ 07109

RE: TRUTH-IN-LENDING ACT OWNERSHIP TRANSFER NOTICE (S. 896)

Loan: [REDACTED] - Droste
Transaction Date: 4/4/19

Dear George Droste:

On or about the transaction date, we purchased and/or otherwise acquired your loan from your old creditor. Our name and contact information is noted above.

We or our agents recorded or will be recording the transfer of your loan in the official records of Essex County, NJ.

Other relevant information: NONE

We look forward to a smooth transition. Should you have any questions regarding your loan, please contact our Servicer: FCI Lender Servicer, Inc. at 8180 E. Kaiser Blvd., Anaheim Hills, California 92808 or call them at (800) 931-2424.

NOTE: There is a distinction between the Creditor who is the owner of your loan, and the Servicer who is the agent that handles the servicing (payment processing) of your loan for the Creditor/Owner. **Contact the Servicer with any questions regarding your loan.**

Sincerely,

CTF Asset Management, LLC



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES HALL OF RECORDS - ROOM 130 465 DR. MARTIN LUTHER KING BLVD NEWARK NJ 07102	Transaction Identification Number		3879454	3451461
	Recorded Document to be Returned by Submitter to: ROCKPORT ASSET MANAGEMENT 120 TUSTIN AVE STE C NEWPORT BEACH, CA 92663			
Official Use Only <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> DANA RONE REG. OF DEEDS & MORTGAGES ESSEX COUNTY New Jersey DOCUMENT TYPE 3 INSTRUMENT NUMBER 2019057319 RECORDED ON Jun 24, 2019 8:56:18 AM Total Pages: 4 NJ PRESERVATION ACCOUNT \$15.00 REGISTER RECORDING FEE \$35.00 TOTAL PAID \$50.00 INV: 290045 USER: AJC </div>	Submission Date (mm/dd/yyyy)		06/18/2019	
	No. of Pages (excluding Summary Sheet)		2	
	Recording Fee (excluding transfer tax)		\$50.00	
	Realty Transfer Tax		\$0.00	
	Total Amount		\$50.00	
	Document Type	MTGE ASSGN		
	Electronic Recordation Level		L2 - Level 2 (With Images)	
	Municipal Codes		ESSEX COUNTY 99	
	<div style="background-color: black; width: 100px; height: 20px; margin: 0 auto;"></div>			

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.



Essex County Register Document Summary Sheet

MTGE ASSGN	Type	MTGE ASSGN				
	Consideration					
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	04/05/2019				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
		10142	215	1128450		
	MORTGAGOR	Name			Address	
		WVUE 2015-1				
	ASSIGNEE	Name			Address	
		CTF ASSET MANAGEMENT LLC				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared By and Return To:
CTF Asset Management, LLC
C/O Rockport Asset Management, LLC
2901 West Coast Highway, Suite 381
Newport Beach, CA 92663

Space above for Recorder's use

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **WVUE 2015-1**, whose address is **895 DOVE ST. SUITE 125, NEWPORT BEACH, CA 92660**, (ASSIGNOR), does hereby grant, assign and transfer to **CTF Asset Management, LLC, C/O Rockport Asset Management, LLC** whose address is **2901 West Coast Highway, Suite 381 Newport Beach, CA 92663**, (ASSIGNEE), its successors, transferees and assigns forever, all beneficial interest under that certain deed of trust, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Date of Mortgage: **2/10/2004**

Original Loan Amount: **\$236,000.00**

Executed by (Borrower(s)): **GEORGE R. DROSTE**

Original Lender: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR REMI CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS**

Filed of Record: **BOOK #10142, PAGE #215, AS INSTRUMENT #112840**

Recording County of **ESSEX, NJ**, Recorded on **11/24/2004**.

Property more commonly described as: **19 YALE TERRACE, BELLEVILLE, NJ 07109**

IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this assignment.

Date: 4/5/19

WVUE 2015-1

By: [Signature] **TALCOUSKI**
Title: ASST FINANCE

**SEE CALIFORNIA
ACKNOWLEDGMENT
DATE 4/5/19 INITL PA**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

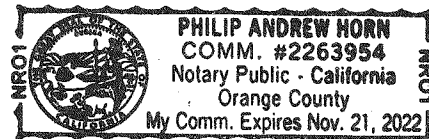
State of California
County of Orange

On 4/5/2019 before me, Philip Andrew Horn, Notary Public
(insert name and title of the officer)

personally appeared Logan Tarkowski
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Philip Horn (Seal)

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY

McCABE, WEISBERG & CONWAY, LLC

**By: Lauren M. Moyer, Esq. (Atty.
I.D.#LMM2332)**

216 Haddon Avenue, Suite 201

Westmont, NJ 08108

856-858-7080

Attorneys for Movant: CTF Asset Management,
LLC

IN re:

George J Droste aka Geoarge Droste aka George
Robert Droste, Jr. aka George R Droste, Jr. aka
George Robert Droste aka George R Droste
Debtor

Case No.: 17-32114-VFP

Chapter: 13

Judge: Vincent F. Papalia

CERTIFICATION OF SERVICE

1. I, Matthew Miller:

☐ represent the _____ in the above-captioned matter.

☒ am the secretary/paralegal for Lauren M. Moyer, Esq., who represents the Movant in the above captioned matter.

☐ am the _____ in the above case and am representing myself.

2. On February 12, 2020, I sent a copy of the following pleadings and/or documents to the parties listed in the chart below:

- Transfer of Claim
- Certification of Service

3. I hereby certify under penalty of perjury that the above documents were sent using the mode of service indicated.

Dated: February 12, 2020

/s/Matthew Miller
Signature

Name and Address of Party Served	Relationship of Party to the Case	Mode of Service
George J Droste aka Geoarge Droste aka George Robert Droste, Jr. aka George R Droste, Jr. aka George Robert Droste aka George R Droste 19 Yale Terrace Belleville, New Jersey 07109	Debtor	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *)
Bruce H Levitt Levitt & Slafkes, P.C. 515 Valley Street, Suite 140 Suite 140 Maplewood, New Jersey 07040	Attorney for Debtor	<input type="checkbox"/> Hand-delivered <input type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *)
Marie-Ann Greenberg Chapter 13 Standing Trustee 30 Two Bridges Rd Suite 330 Fairfield, New Jersey 07004	Chapter 13 Trustee	<input type="checkbox"/> Hand-delivered <input type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *)
U.S. Trustee US Dept of Justice Office of the US Trustee One Newark Center Ste 2100 Newark, New Jersey 07102	US Trustee	<input type="checkbox"/> Hand-delivered <input type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other _____ (as authorized by the court *)

* May account for service by fax or other means as authorized by the court through the issuance of an Order Shortening Time.